








OFFICE / STORAGE FACILITY

TO LET

- ▶ UP TO 12,592 SQ FT (OPTION TO SPLIT)
- ▶ SUITABLE FOR STORAGE, OFFICES OR ALTERNATE USES

FACILITIES:

-  FLEXIBLE LEASE LENGTHS AVAILABLE
-  WELL ESTABLISHED BUSINESS PARK
-  SUITABLE FOR VARIOUS USES
-  24/7 ACCESS
-  READY FOR OCCUPIER FIT OUT

HAY HALL BUSINESS PARK,
REDFERN ROAD, BIRMINGHAM, B11 2BE

 wacky.lanes.cycle

 **0845 500 6161**



LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the southeast of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.

CONNECTIVITY



M42 J6 - 6 miles
M6 - 9 miles
M5 - 12 miles



Birmingham Airport - 6.5 miles



Acocks Green - 0.5 miles
Tyseley - 0.7 miles
Birmingham New Street - 5.8 miles



Various local bus services from Kings Road and Wharfdale Road








DESCRIPTION

This self-contained commercial unit is part of a brick-built complex at Hay Hall Business Park, featuring a traditional industrial façade with large windows providing good natural light.

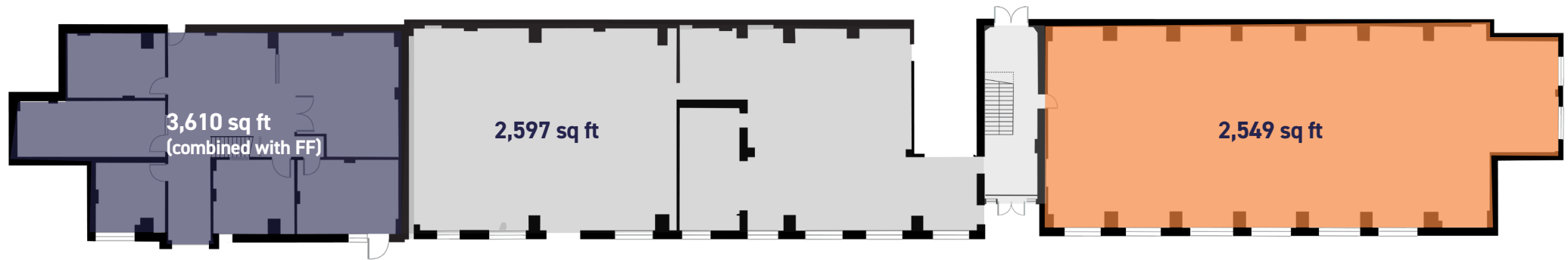
Internally, the unit provides open-plan accommodation over multiple levels suitable for various uses, with clear-span floors, exposed steelwork, concrete floors, an internal staircase and mezzanine. Ancillary partitioned rooms are included, along with basic finishes and varying ceiling heights. The space is presented in a stripped-back condition, allowing flexible fit-out, specific to individuals regulations.

FACILITIES:

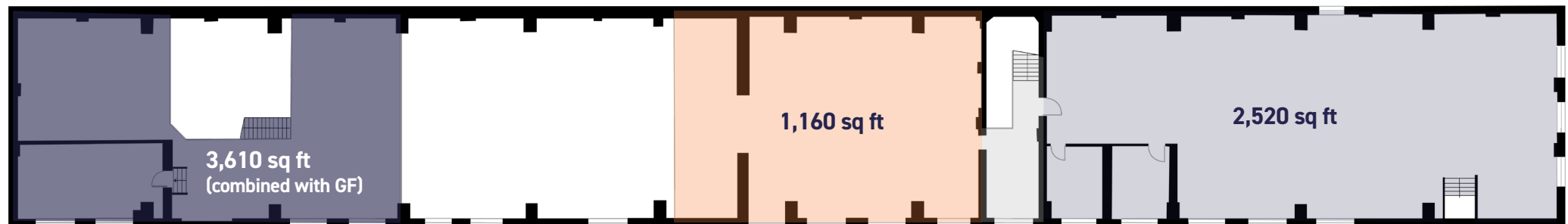
-  Flexible lease length
-  Well established industrial estate
-  Suitable for various uses
-  24/7 access
-  Ready for occupier fit out



Ground Floor - 6,835 sq ft (option to split)



First Floor - 5,757 sq ft (option to split)



GALLERY





USE

Tenants should verify that their intended use is acceptable to the local planning authority.

EPC

Available on request.

RENT

From £5.00 per sq ft
Subject to fit-out discussions.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The property has not yet been assessed for business rates.

ALL ENQUIRIES



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